



Planning Potential successfully secured the necessary permissions for Gail's to convert a Grade II Listed Building to deliver a bakery in Clifton Village, their first Bristol bakery.

The building formed part of an attractive four-storey Grade II listed terrace, located in the primary shopping area of Clifton Town Centre. The unit had previously been occupied by a variety of retail operators.

However, following almost a year of vacancy, investment was required to revive the property for active use while preserving elements of its historic significance, such as the retention of a historic beaded fascia. Given the site's location in the Clifton Conservation Area, any exterior work were required to be sensitive and modest. Air conditioning units were also proposed for installation in the property's rear yard, to meet Gail's operational requirements.

We prepared full planning, advertisement and listed building applications to sympathetically repair the historic shopfront, install Gail's signage, and install two air-conditioning units in the building's rear yard. We also sought consent for the internal fitout for bakery use, which included a modest update to the interior that worked within the historic structure of the building and preserved its original fabric. At application stage, we were keen to emphasise the need for investment in the unit

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and in doing so, we were able to gain the support of local Planning, Conservation and Environmental Health Officers.

We worked with our client and architects to ensure that the proposals were sympathetic to the property's history, both preserving and enhancing the designated heritage asset's significance. We successfully secured all the permissions required by Gail's to allow them to open what has become a very popular bakery.

Summary of achievements

- Due diligence of sites key planning designations, site planning history, and the assessment of designated heritage assets
- Preparation of bespoke planning, advertisement and listed building applications
- Preparation of a Heritage Assessment to accompany applications, assessing the significance of identified heritage assets and how the proposed works sought their conservation and enhancement
- Liaison with LPA Planning, Heritage and Environmental Health Officers to obtain support and deliver permissions within 8 weeks